

Cromer Pier Structural Works – June 2022

Summary:	<p>Cromer Pier is an iconic structure within North Norfolk and a significant attraction for many thousands of visitors every year. It is a Grade 2 listed structure which was constructed in 1901. It is set in an extremely harsh environment and these factors combine to require a significant and ongoing maintenance regime.</p> <p>Part of the maintenance regime for the pier includes annual structural surveys to identify remedial works with a more detailed survey undertaken every five years.</p> <p>This report summarises the results of the latest detailed survey, which has been undertaken by the Hemsley Orrell Partnership (HOP). This survey identified a number of works to be completed over the next c12months.</p> <p>This information has been used to create a works package which has now been tendered and a preferred supplier (Supplier A as contained within the exempt appendix) identified.</p> <p>This report seeks authority for the award of contract to the preferred supplier and to establish a capital budget (as identified within the exempt appendix) to enable the works to be completed.</p>
Options considered:	<p>For the existing pier structure to be retained in a safe and managed condition a rolling programme of works needs to be maintained.</p> <p>Alternatively, a managed programme of demolition would need to be initiated to safely remove all or part of the structure.</p>
Recommendations:	<p>That Cabinet;</p> <ul style="list-style-type: none">• Approve the award of the contract to the preferred supplier (Supplier A as identified within the exempt appendix) and;• Recommend to Full Council that a capital budget is approved (as identified within the exempt appendix) to enable the works to be completed, to be funded from capital receipts
Reasons for Recommendations:	<p>The establishment of the capital budget and completion of the recommended works will enable the Council to continue to maintain the pier structure.</p>

In order to ensure the structural integrity of the pier for the future it is essential that appropriate maintenance is undertaken.

LIST OF BACKGROUND PAPERS AS REQUIRED BY LAW

(Papers relied on to write the report, which do not contain exempt information and which are not published elsewhere)

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Cabinet Member(s) Lucy Shires	Ward(s) affected Cromer Town. Suffield
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1. Introduction

- 1.1 In 2017, following approval from Cabinet, a contract was let to the Hemsley Orrell Partnership (HOP) to carry out a series of annual surveys on the structure of Cromer pier to better inform future maintenance, budget and work programming.
- 1.2 This survey identified a programme of works designed to ensure the safety of Cromer Pier and visitors to it and capital works with a value of nearly £1.4m were subsequently completed.
- 1.3 This report covers the recommendations following the interim survey which was completed in 2021 by HOP and seeks authority to establish a capital budget to undertake the works and for the award of the contract to the preferred supplier.

2. Recommended Pier Remedial Works

- 2.1 In order to address the remedial works identified within the survey undertaken last year and to build on the improvements delivered in the first phase of remedial works it is now necessary to let a contract for the latest identified works to the structure of the pier.
- 2.2 Based on advice from our consultants, Hemsley Orrell Partnership (HOP), the required works focus on the seabed piles and the structural steel works supporting the piles and the timber decking.
- 2.2 Using the information provided by HOP a package, of the most urgent and critical works, was put out to the market during the autumn of 2021 to establish the value of the works and to seek interest from suitably qualified suppliers to undertake the programme. These works are critical to the continued use of the structure and the health and safety of all those who use this facility.

- 2.3 These works are those identified as being the most critical and urgent of the works identified in the interim review of autumn 2021. The significant majority of these works relate to repair and replacement of steel works mainly in the area beneath the theatre and head area deck of the pier. Unlike the works in Phase 1, it is not anticipated that diving works to encase the steel columns in concrete will be required during this phase.
- 2.4 An open tender process was undertaken to seek prices for the specified works, the results of which can be found within exempt Appendix A. It is recommended that the contract is awarded to UK Industrial Services (UKI) based on their submitted bid.
- 2.5 There are some residual works which are not regarded as urgent or critical and it is intended to include a review of these in the next major scheduled condition survey in 2023.
- 2.6 A further report will be submitted detailing the findings of that review, and any recommended actions, when it is completed in 2023.

3. Corporate Plan Objectives

- 3.1 Boosting business sustainability and growth - continued investment in the pier supports a number of corporate plan objectives, including supporting local business by maintaining the quality of the destination offering by preserving the key iconic structure of Cromer Pier.
- 3.2 Quality of life - the works programme also supports the Quality of Life corporate objective through '*continued investment in Cromer Pier as an iconic heritage and cultural attraction*'.

4. Medium Term Financial Strategy

- 4.1 Having a planned programme of works to maintain the integrity of the pier structure is important and helps to avoid more costly reactive works. This helps with the scheduling and funding of the capital programme and provides better value for money which supports the Council's overall budget position.
- 4.2 Considering the construction of the pier, its age and the harsh environment it exists in it is inevitable that future capital works will be required. The primary purpose of the ongoing inspection regime is to identify areas that need remedial works as early as possible and keep the capital costs to a minimum by addressing the works as early as possible.

Financial and Resource Implications

- 5.1 The breakdown of the capital funding requirements can be found within exempt appendix A.
- 5.2 It is proposed the capital funding for these works should be funded through capital receipts. There is currently sufficient capacity within the Capital Receipts Reserve to fully fund these works having taken account of current funding requirements and the latest forecasts in respect of capital receipts anticipated during the 2022/23 financial year.

- 5.3 It is anticipated that the programme of works will run into financial year 2023-2024 and take place between the summer of 2022 and 2023.
- 5.4 This is a significant project and will require a corresponding quantity of officer time to manage the project and associated activities and a Project Proposal has been agreed to support the programme.
- 5.5 There may be an opportunity to try and drawdown some funding from the Council's proposed Levelling Up submission for Cromer but as the bid has not yet been submitted and outcome of this process is currently unknown the present proposals recommend that the Council fully funds the works programme.
- 5.6 If the Levelling Up bid is successful the financing package for any works and further improvements can be reviewed at that point.

6. Legal Implications

- 6.1 All procurement has been undertaken in accordance with the Council's relevant procurement and contract policies and an open tender process has been followed.
- 6.2 The Council will enter into a works contract with the preferred supplier and this will be supported by the Council's legal team.

7. Risks

- 7.1 Construction industry inflation is excessive at this time, in mitigation a budget contingency of 20% has been proposed.
- 7.2 Failure to complete works might contribute to structural damage resulting in a significantly larger future costs or total loss of the pier as an asset. Ongoing planned maintenance also helps reduce the likelihood of urgent reactive works being required which are far more expensive than a well managed planned programme.
- 7.3 Residents and visitors alike expect this iconic landmark structure to be well maintained and there are reputational issues to the Council if the pier falls into dis-repair whilst also representing potential health and safety risks.
- 7.4 There are also risks of interruption in terms of the pier's various shows but the Property Services team who will be managing the contract have significant experience of working on the pier in partnership with the pier's operators Openwide. The works programme will be shared and agreed with Openwide so as to minimise any disruption to planned shows and the works are expected to be completed between the summers of 2022 and 2023.

8. Sustainability

- 8.1 Undertaking these works will ensure the future of a unique asset and attraction.

9. Climate / Carbon impact

9.1 The works will be undertaken in accordance with relevant Council policies and industry best practice to ensure minimal impact on the environment.

10. Equality and Diversity

There are no equality and diversity implications directly resulting from the recommendations or options considered in this report.

11. Section 17 Crime and Disorder considerations

There are no Crime and Disorder implications directly resulting from the recommendations or options considered in this report

12. Conclusion and Recommendations

12.1 In conclusion, it is necessary to identify a capital budget to progress the latest required works as identified within the HOP report. Making this investment will help to safeguard the future of this iconic asset and ensure that it remains a safe structure for future years.

12.2 It is therefore recommended that Cabinet;

- **Approve the award of the contract to the preferred supplier (Supplier A as identified within the exempt appendix) and;**
- **Recommend to Full Council that a capital budget is approved (as identified within the exempt appendix) to enable the works to be completed, to be funded from capital receipts**